

S U Z A N N E E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ
4 April 2011

RECEIVED
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CITY OF SANTA BARBARA
PLANNING DIVISION

Suzanne Riegle, Associate Planner
Community Development Department, Planning Division
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RE: Antioch University – Pre-Application Review Team Submittal (PRT);
(MST2011-00145), 602 Anacapa Street (APN 031-151-017)

Dear Ms. Riegle:

On behalf of Antioch University, applicants of 602 Anacapa Street, we are pleased to submit this applicant letter/project description as part of the Pre-Application Review Team (PRT) application material for your review.

Antioch University – History

Antioch University, originally a single campus college was founded in 1852 in Yellow Springs, Ohio inspired by Horace Mann, a vocal advocate for higher education that promotes the common good. Antioch was one of the first coeducational colleges to offer the same curriculum to male and female students and the first to grant a tenured professorship to a woman. Antioch was also one of the first historically all-white colleges and universities to eliminate race as an admission requirement and to actively recruit African American students.

Antioch University Santa Barbara

For more than 30 years, Antioch University's Santa Barbara (AUSB) campus has been part of the higher education community on the central coast in an opportune downtown location. AUSB is distinguished for its unique undergraduate degree completion program in liberal studies and its graduate master's and doctoral programs in clinical psychology and education that integrate students' academic experience and experiential learning. Today students' busy lives and diverse demands and responsibilities require educational institutions to provide a higher level of accessibility and flexibility. The community will benefit from the unique collaboration between Antioch University and the Hutton Parker Foundation who have purchased the property at 602 Anacapa Street and provided a long term lease.

Project Description

The subject property is located on the corner of Anacapa and Cota Streets and is developed with a three-story mixed use building that was approved by the Planning Commission in 1986. The property is zoned C-M (Commercial Manufacturing) and has a General Plan land use designation of Offices/Major Public Institutional. Additionally, the property is located in the Central Business District (CBD) and has an 80% designated parking zone of benefit.

The first floor, approximately 14,088 square feet, is currently occupied by a restaurant and the remaining space, approximately 9,454 net square feet, is vacant. The project involves a tenant improvement and creation of a new second story within the structure. The new second floor consists 3,626 net square feet. No changes are proposed to six units located on the third story.

There is an existing parking garage that serves the property containing 31 spaces accessed off of Cota Street. No changes are proposed to the parking.

Development Plan Approval and Community Priority Request

The project requires a Development Plan approval to increase the internal non-residential floor area of the existing building. In 1992, Development Plan Approval findings were made for an addition of 1,691 square feet located in a mezzanine structure within the garage and an addition of 354 square feet of office space on the second floor. As a result, there are 955 square feet of non-residential floor area remaining in the minor additions category.

In order for the University to function and provide adequate classroom space, staff and faculty offices, and necessary student support space (such as the library and writing center) we are requesting a Community Priority designation for additional floor area of 2,671 square feet beyond the allowed allocations from the minor and small additions categories. The mission statement of Antioch University is to nurture in their students the knowledge, skills and habits of reflection to excel as lifelong learners, democratic leaders and global citizens who live lives of meaning and purpose. As such AUSB contributes significantly to the general welfare of our community.

Discretionary Approvals for Consideration

The project requests the following discretionary actions for consideration:

1. Preliminary Designation of Community Priority project development status per SBMC §28.87.300.

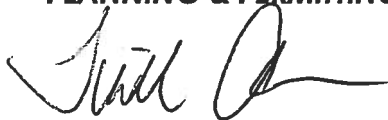
2. Development Plan Approval to allocate non-residential square footage from the Minor Addition and Community Priority categories per SBMC §28.87.300.
3. Final Designation of Community Priority project development status per SBMC §28.87.300.

Project Justification – Development Plan

The project is consistent with the zoning ordinance and an example of sound community planning. It meets the intent and purpose of the Development Plan and Community Priority designation. Additionally, the project is subject to review and approval by the Architectural Board of review and must meet the Board's mass, bulk and scale and neighborhood compatibility standards.

On behalf of the applicant and project team, we thank you for your review and comments regarding this PRT application.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES



Trish Allen, AICP
Senior Planner